

## MEMORANDUM

**To:** Meredith Gruber, Town of Rolesville, Planning Director

**CC:** Kelly Arnold, Town of Rolesville, Manager  
Mical McFarland, Town of Rolesville, Economic Development Manager

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** November 2, 2021

**Project:** Former Thales - Wait Avenue - Pulte

**Subject:** Preliminary Plat Review Comments (PR 21-01)

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We have completed a review of PR 21-01, the second submittal of the Preliminary Plat for Thales - Wait Avenue, completed by Stewart, dated December 23, 2020, and last revised on April 1, 2021. The project proposes the construction of 107 Single-Family Dwellings and 191 Townhouses, on approximately 93.23 acres, located on Wait Avenue. The current zoning of the two-parcel site (PIN #1850-95-0449 and 1860-04-5778) is R-PUD. The plat is subject to the conditions of approval within Special Use Permit 18-01. The first submittal of the Preliminary Plat was made in December 2020.

Please note that comments have been included directly on the plan set as well as within this memorandum. There are several comments that are requests for information not previously shown on the plan. We reserve the right to provide additional comments based upon this new information. When resubmitting, please **cloud or highlight in another color any revisions** to the plan set. We offer the following:

### A. Special Use Permit

A special use permit application was submitted with this plat that was to amend the original use permit, **SUP 18-01**. The proposed conditions of the new special use permit, **SUP 21-01**, primarily mention a commercial use. The application for the revised Special Use Permit was never approved. Therefore, to move this plat review forward, staff request the following information with the next submittal:

1. The approval document for **SUP 18-01** including the conditions list should be added to the plans
2. The most up to date proposed conditions for **SUP 21-01** should be submitted for review.
3. On the preliminary plat, the site data and proposed improvements for the proposed commercial sites shown.

### B. Cover Sheet

1. Include project number on the cover sheet.
2. Per iMaps and the application submitted, the overall acreage is 93.23. Correct in site data table.

3. The following information needs to be revised to show the calculations per phase, not just the overall site: Parking, Open Space, Amenity Areas, & Stormwater Data (impervious surface breakdown for lots per phase and breakdown for the total site).
4. Update to include the following information in the Public Summary table: Update to include the following information per phase as well: street signs, water stubs, and sewer stubs.
5. Update parking data table to include CBU parking requirements. UDO Sec 9.6
6. The calculations noted in the parking data is incorrect as there are 48 spaces alone for the future amenity center shown on the plans.
7. Parking dimensions stated on the coversheet do not match the detail provided. The detail states that the parking spaces are 9'x18'. Correct plans for consistency.
8. Correct setback language in the site data table. Reduced front setback for rear alley parking is only eligible for SF per UDO 6.2.1. Even so, the smallest front allowed is 10 feet. TH is required 15 feet from ROW.
9. All conditions of SUP 18-01 and any other applicable approval or previous plan should be listed on the cover sheet for reference.

#### **C. Typical Sections & Buffers**

1. Buffer width and locations are shown on the plan but there is not a landscape plan clearly showing the existing tree line, trees to be preserved, or any of the required new plantings. A landscape plan indicating the number, type, location, size, and condition of trees, shrubs, and ground cover shall be provided to demonstrate compliance with the requirements of the UDO.
2. It is noted that existing canopy trees are to be used to partially fulfill the canopy tree requirements. Existing significant vegetation within the required buffer shall be preserved and credited toward standards for the type of buffer required at the time of site plan or subdivision review and approval.
3. Include detail of the southwest buffer where there is a retaining wall within the buffer.

#### **D. Existing Conditions Plan**

1. Label the existing property line between the parcels.
  - a) UDO Section 15.3.8 notes all information that is **required** to be shown on plans for all preliminary plats. Staff would advise using the table located in the section as a checklist.
2. Label existing vegetation to be preserved.
3. Label tree protection fencing location and provide a detail. This may be shown on the landscape plan or site plan sheets as well.

#### **E. Overall Site Plan**

1. Label existing vegetation and locations of all tree protection fencing.
2. Provide a legend of what the different colors mean.
3. Label the required buffer widths and their locations.

**F. Site Plan Northwest**

1. Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
2. Minimum lot width for single family is 100 feet. Minimum lot area is 6,000 square feet. Label lot width and convert area measurement to sq ft for each single-family home. UDO Sec 6.2.1
3. Label setbacks for all single-family lots. UDO Sec 6.2.1
4. Label setbacks and lot width for all townhome lots / structures.
5. Townhouses are limited to eight (8) units per structure. The separation between structures shall be a minimum of 30 feet. UDO Sec 6.2.3
6. Label sight distance triangles on all plan sheets.
7. Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way. Planting strips are shown in the detail but not shown on the plans. UDO Sec 6.2
8. Parking requirements set forth by UDO Sec 9.16 for CBUs, cannot be included in visitor parking count and shall have signage designating them as "Mailbox Parking Only." Provide signage detail. Specify number of mailboxes in each CBU to determine parking requirement.
9. Label existing vegetation and tree protection fencing location.

**G. Site Plan East**

1. Minimum lot width for single family is 100 feet. Minimum lot area is 6,000 square feet. Label lot width and convert area measurement to sq ft for each single-family home. UDO Sec 6.2.1
2. Label setbacks for all single-family lots. UDO Sec 6.2.1
3. Label setbacks and lot width for all townhome structures.
4. Label existing vegetation and tree protection fencing location.

## **H. Site Plan Southwest**

1. Label amenity center location on all applicable site plan sheets.
2. Clarify whether the retaining wall shown in the buffer is for opacity requirements.
3. Label existing vegetation and tree protection fencing location.

## **I. Grading Plan Sheets**

1. Label existing vegetation and tree protection fencing location on all grading plan sheets.
2. Label the wall itself as well as the top and bottom of keystone wall shown across the frontage on the site plan sheets. (See comment K.3., below)
3. Label top and bottom of all retaining walls on all grading plan sheets.

## **J. Grading and Drainage Plan Northwest**

1. Label what the purple detail is as it is not keyed in the legend.
2. Label existing vegetation and tree protection fencing location.

## **K. Other comments**

1. UDO Section 15.4.5(5)(g) requires the submission of a pavement marking and signage plan showing description and placement of traffic signs, pavement markings, and specialty signs shall be submitted with all roadway and subdivision plans as a requirement of the Developer and shall be done prior to final acceptance of the roadway by the Town. Signage information has not been included on the plans. Please revise accordingly.
2. Street lighting plan required from utility provider per UDO Section 14.8.2.
3. Clarify what the curved grey line is along the frontage. It is noted as being a 10-foot street side trail but is keyed the same as the keystone wall. Is the wall immediately adjacent to the trail? If so, the applicant should provide an elevations detail. Further, is it the applicant's intention for this trail/wall to serve as the sidewalk required along Wait Avenue?
4. The keystone wall as well as the CIP wall are not labeled on the plans and need to be shown or removed from the legend.
5. The greenway trail is shown coming through the entrance, in front of residential structures. Confirm the location of the proposed greenway is consistent with the overall Rolesville greenway plan.